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*Proposed Counsel to Debtor and  
Debtor-in-Possession*

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

-----X  
In re:

Myrtle Homosassa, LLC,

Debtor.  
-----X

Chapter 11

Case No. :24-41187

**DEBTOR'S DECLARATION PURSUANT TO LOCAL BANKRUPTCY RULE 1007-4**

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF QUEENS                 )

I Paul Amato, declare as follows:

1. I am the president of 57-32 Myrtle Avenue Corp., a corporation formed under the laws of the state of New York, which is the managing member and owner of Myrtle Homosassa, LLC (the "**Debtor**").
2. I submit this declaration (the "**Declaration**") in accordance with Local Bankruptcy Rule 1007-4, on behalf of the Debtor in connection with its petition, schedules and documents filed in connection with the petition (the "**Petition Documents**").
3. I have reviewed the Petition Documents, and I am familiar with the facts alleged and any relief requested therein.

4. The Debtor was formed on or about September 10, 2015, for the purpose of owning one-third of the property and building located at 3959 South Suncoast Blvd., Homosassa, FL 34448 (the “**Property**”). See “**Exhibit A**”-Deed.
5. Attached hereto as “**Exhibit B**” is a chart showing the complete ownership of the Property by three related entities<sup>1</sup> (including debtor) that are beneficially owned by Paul Amato and Enzo Bonura, 50% each.
6. The Property was purchased for \$5,900,000 on August 10, 2015, at which time CVS EGL Suncoast FL LLC (CV#03370-02) (“**CVS**”), was the tenant of the property under a long-term twenty-year lease, with options to renew, executed in June of 2003 (the “**Lease**”).
7. CVS failed to renew the Lease and Debtor has been marketing the Property for Lease and sale since the Lease’s expiration.
8. The Debtor in its opinion has valued the Property at approximately \$3,000,000 subject to a loan and mortgage originally in the amount of \$3,000,000 (the “**Loan**”) in favor of Cantor Commercial Real Estate Lending, LP, which was subsequently assigned to GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2015-GSI, whose trustee is WILMINGTON TRUST, NATIONAL ASSOCIATION, serviced by Greystone Servicing Company LLC (the “**Secured Lender**”).
9. The Debtor’s principal tenant was CVS Pharmacy; however, it did not renew its lease.
10. On or about February 6, 2024, the Secured Lender filed a commercial foreclosure action in the Circuit Court of the Fifth Judicial Circuit, Citrus County Florida at index no. 2024-CA-000080-A, stating that the Debtor was in default on the Loan, in part because of the bankruptcy filing of Paul Amato.

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<sup>1</sup> Winwood Partners 2, LLC (owned 100% by Paul Amato, Winwood Partners 3, LLC 100% owned by Enzo Bonura and the Debtor 100% owned by 57-32 Myrtle Avenue Corp. (owned 50% by Paul Amato and 50% by Enzo Bonura) each own approximately 1/3 of the Property.

11. The Debtor filed for relief under Chapter 11 of the bankruptcy code on March 20, 2024, in the Eastern District of New York because three other affiliated cases are pending there<sup>2</sup>.
12. Debtor will be seeking a first day motion for use of cash collateral, and until that is granted shall hold all funds that it has in its bank account or debtor-in-possession account when set up.
13. All facts set forth in this Declaration are based upon my: (i) personal knowledge; (ii) review of relevant documents; and (iii) opinion based upon my experience and knowledge with respect to the Debtor's operations and financial condition. All financial information submitted with this Declaration is an estimate and unaudited, unless otherwise indicated.

#### **BACKGROUND OF THE DEBTOR AND ITS BUSINESS**

14. The Property was acquired by the Debtor and two other entities (see **Exhibit B**) all beneficially owned by Paul Amato and Enzo Bonura in a complicated 1031 exchange under the tax code.
15. The Debtor's long-term tenant was CVS that paid \$33,732 a month in rent and did not renew its lease and has left the Debtor without income until it can either sell the Property or release the property and cure the defaults.
16. The Debtor believes that the Secured Lender is holding approximately \$100,000 of funds of Debtors that could be used for adequate assurance payments once a cash collateral motion is granted. These funds were withheld prior to the loan being in default because

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<sup>2</sup> The Burger Building (case no.: 23-40481-JMM), 57-36 Myrtle Avenue, LLC (case no.: 23-40482-JMM) and Paul Amato (case no.:23-43253-JMM)

the CVS lease was coming to an end. Debtor will make a demand for turnover of these funds.

17. The undersigned pursuant to the requirements of LR 1007-4 states as follows:

- a. Whether the Debtor is a small business debtor LR 1007-4(a)(i) and whether the Debtor is a single asset real estate debtor within the meaning of Bankruptcy Code Section 101(51D) LR 1007-4(a)(ii).**

18. The Debtor is not a small business within the meaning of Bankruptcy Code § 101(51D).

The Debtor is a single asset real estate debtor.

- b. Debtor's business and circumstances leading to the Debtor's filing. LR 1007-4(a)(iii).**

19. The Debtor fell behind on mortgage payments when its long-term tenant, CVS did not renew the Lease. The Debtor is seeking a replacement tenant and pursuing the possibility of a sale.

20. The Debtor believes the Property is worth approximately \$3,000,000 of which it owns one third with the other two thirds owned as set forth in the organizational chart attached as Exhibit B.

- c. In a case commenced under chapter 7, 12 or 13, the name and address of any trustee appointed in the case and, in a case originally commenced under chapter 7, the names and addresses of the members of any creditors' committee elected under Bankruptcy Code § 705. LBR 1007-4(a)(iv).**

21. This case was not commenced under Chapter 7, 12 or 13.

- d. The names and addresses of the members of, and professionals employed by, any committee organized prior to the order for relief in the chapter 11 case, and a description of the circumstances surrounding the formation of the committee and the date of its formation. LBR 1007-4(a)(v).**

22. No committee has been organized prior to the order for relief in this chapter 11 case.

- e. The 20 largest general unsecured claims, excluding insiders: name, address, telephone number, names of persons familiar with the debtor's account,**

**amount of the claim, and whether the claim is contingent, unliquidated, disputed, or partially secured. LBR 1007-4(a)(vi).**

23. The names and addresses of the twenty (20) largest unsecured creditors excluding (i) those creditors who or which would not be entitled to vote at a creditors' meeting under 11 USC Section 702; (ii) such creditors who were employees of the Debtor at the time of the filing of its petition for reorganization; and (iii) creditors who are insiders as that term is defined in 11 USC Section 101(31) are annexed hereto as "**Exhibit C**".

**f. The 5 largest secured claims: name, address, amount of the claim, a description and an estimate of the value of the collateral securing the claim and whether the claim or lien is disputed. LBR 1007-4(a)(vii).**

24. The only secured creditor known to the Debtor is the mortgage holder previously listed as:

<b>Creditor</b>	<b>Amount Owed</b>
<b>WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES CORPORATION II, COMMERCIAL MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2015-GSI, acting by and through its special servicer, Greystone Servicing Company LLC, a Delaware limited liability company,</b>	<b>\$2,500,000</b>

The Debtor disputes the debt as to amount and is unsure of the actual amount owed since the Secured Lender in its foreclosure lawsuit only refers to the original amount of the loan even though it's been paid down for nine years.

**g. A summary of the debtor's assets and liabilities. LBR 1007-4(a)(viii).**

25. The Debtor's major asset is the Property. "**Exhibit D**" lists the Debtor's assets and liabilities.

**h. The number and classes of shares of stock, debentures, or other securities of the debtor that are publicly held. LBR 1007-4(a)(ix)**

21. No interests or shares of the Debtor are publicly held. The beneficial ownership of is Paul

Amato and Enzo Bonura, 50% each.

**i. A list of all of the debtor's property in the possession or custody of any custodian, public officer, mortgagee, pledgee, assignee of rents, or secured creditor, or agent for any such entity. LBR 1007-4(a)(x).**

22. The Secured Lender may be holding funds in a suspense account that it collected from the tenant. The amount held is unknown.

**j. A list of the premises owned, leased, or held under any other arrangement from which the debtor operates its business. LBR 1007-4(a)(xi)**

23. The Property is managed by Messers. Amato and Bonura from their homes.

**k. The location of the debtor's significant assets, the location of its books and records and the nature, location, and value of any assets held by the debtor outside the territorial limits of the United States. LBR 1007-4(a)(xii).**

24. Debtor's principal asset is the Property located at 3959 South Suncoast Blvd.,

Homosassa, FL. Its books and records are kept at the principals' homes in Franklin Square, New York.

**l. The nature and present status of each action or proceeding, pending or threatened, against the debtor or its property where a judgment against the debtor or a seizure of its property may be imminent. LBR 1007-4(a)(xiii).**

25. The only action pending against the Debtor is the Foreclosure Action set forth above.

**m. The names of the debtor's existing senior management, their tenure with the debtor, and a summary of their relevant responsibilities and experience. LBR 1007-4(a)(xiv).**

26. Paul Amato and Enzo Bonura are the managing members and 50% beneficial owners of the Debtor.

- n. The estimated amount of the weekly payroll to employees (exclusive of officers, directors, stockholders, partners and members) for the 30-day period following the filing of the chapter 11 petition. LBR 1007-4(a)(xv).**

27. There are no employees of the Debtor.

- o. The amount paid and proposed to be paid for services for the 30-day period following the filing of the chapter 11 petition to (A) Officers and directors. LBR 1007-4(a)(xvi).**

28. None.

- p. A Schedule for the 30-day period following the filing of the chapter 11 petition, of estimated cash receipts and disbursements, net cash gain or loss, obligations and receivables expected to accrue but remaining unpaid, other than professional fees, and any other information relevant to an understand of the foregoing. LBR 1007-4(a)(xvii).**

29. Attached hereto as **“Exhibit E”**.

- q. A schedule of the debtor’s current insurance policies, including the identity of the insurer, policy period and type of insurance for each insurance policy listed.**

30. Attached hereto as **“Exhibit F”**.

- r. A schedule of the Debtor’s bank accounts, including the name and address of the banking institution where the accounts are held, the name on the account, and the nature of the account for each bank account listed; and**

31. Attached hereto as **“Exhibit G”**.

- s. Such additional information as may be necessary to fully inform the Court of the debtor’s rehabilitation prospects. LBR 1007-4(a)(xx).**

### **The First-Day Motions**

32. The Debtor is filing a “First Day Motion” to use cash collateral. The Debtor seeks only limited relief in its First Day Motions. However, receiving this Court’s approval of the relief sought in the First Day Motions is essential to transitioning the Debtor into chapter 11 which will provide the Debtor an opportunity to work towards a successful restructuring that will benefit all of the Debtor’s creditors and stakeholders. I respectfully

submit that (i) the relief requested in the First Day Motion is necessary to enable the Debtor to operate with minimal disruption during the pendency of this chapter 11 case, and (ii) prompt approval of the First Day Motion is warranted.

**Motion for an Order (A) Authorizing the Use Of Cash Collateral Pursuant to Bankruptcy Code Section 363(C)(2) and Bankruptcy Rule 4001 on an Interim Basis and Providing Adequate Protection therefor Pursuant to 11 U.S.C. Sections 361 And 362, (B) Scheduling A Final Hearing; and (C) for Such Other And Further Relief as the Court Finds Just and Proper.**

33. The Debtor is liable to the Secured Lender for the Loan, subject to dispute as to the amount. The monthly debt service is approximately \$16,500 per month. Debtor is filing a motion to utilize cash collateral to continue operating its business. Absent approval of the Debtor's use of cash collateral, the Debtor would be unable to fund its operations and would be unable to meet its obligations to the Secured Lender, insurance, and property tax.
34. Debtor seeks an interim cash collateral order followed by a permanent cash collateral order at a later date.
35. The Debtor believes that it is in the best interests of all its creditors that it be afforded an opportunity to cure the loan, refinance or sell the Property in Chapter 11 in that the Property has equity and the Secured Lender is protected from loss.

Pursuant to 28 USC section 1746, I declare under penalty of perjury that the foregoing is true and correct.

**Dated: March 28, 2024**

/s/Paul Amato  
Paul Amato



**EXHIBIT A**

**DEED**

Consideration: \$5,900,000.00  
Tax Parcel Identification Number:  
17E19S220010 00230 0010

PREPARED BY AND RETURN TO:  
Akerman LLP  
666 Fifth Avenue, 20<sup>th</sup> Floor  
New York, New York 10103  
Attn: Kenneth Gordon

**E-RECORDED**

simplifile

IO: 2015049514  
County: Citrus  
Date: 10-22-15 Time: 4:04 PM

3: 746457  
st American Title Ins. Co.  
6 Third Avenue, 5<sup>th</sup> Floor  
New York, NY 10017

## SPECIAL WARRANTY DEED

The name of each person who executed, witnessed or notarized this document must be legibly printed, typewritten or stamped immediately beneath the signature of each person.

THIS INDENTURE, made this 21 day of October, 2015, by and between

**HOMOSASSA REALTY LLC**

a limited liability company existing under the laws of the State of Delaware, whose mailing address is:

c/o the Goldberg Group, 1 North Broadway, Suite 400, White Plains, New York 10601

hereinafter referred to as the **GRANTOR**, to

**WINWOOD-HOMOSASSA 2, LLC**

a limited liability company existing under the laws of the State of Delaware, whose mailing address is:

957 Lorraine Drive, Franklin Square, New York 11010, as to a 33.33% interest as a tenant-in-common;

**WINWOOD-HOMOSASSA 3, LLC**

a limited liability company existing under the laws of the State of Delaware, whose mailing address is:

957 Lorraine Drive, Franklin Square, New York 11010, as to a 33.33% interest as a tenant-in-common;

153550

**MYRTLE-HOMOSASSA, LLC**

a limited liability company existing under the laws of the State of Delaware, whose mailing address is:

957 Lorraine Drive, Franklin Square, New York 11010, as to a 33.34% interest as a tenant-in-common;

hereinafter collectively referred to as the **GRANTEE**

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of Five Million Nine Hundred Thousand dollars (\$5,900,000.00) and other good and valuable consideration, to it in hand paid by GRANTEE, receipt whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said GRANTEE forever, the following described land situate, lying and being in the County of Citrus, State of Florida, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Tax Parcel Identification Number: 17E19S220010 00230 0010

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its  
 e by its Manager and its corporate seal to be affixed, attested by its  
Council the day and year above written

ed, Sealed and Delivered in Our Presence:

Michael Podorsky  
 WITNESS SIGNATURE

Michael Podorsky  
 OR PRINT WITNESS' NAME

Stewart Wolf  
 WITNESS SIGNATURE

Stewart Wolf  
 OR PRINT WITNESS' NAME

est: \_\_\_\_\_  
 ne: \_\_\_\_\_  
 e: \_\_\_\_\_

**HOMOSASSA REALTY LLC**

By: \_\_\_\_\_  
 Name: Joshua Goldberg  
 Title: Manager

ATE OF NEW YORK

UNTY OF WESTCHESTER

e foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2015, by  
 Joshua Goldberg, Manager, of **HOMOSASSA REALTY LLC** as a duly authorized act for and  
 behalf of said Delaware limited liability company. He/she is personally known to me or has  
 produced \_\_\_\_\_ as identification and did/did not take an oath.

Melania P. Cartagena  
 Notary Public, State of New York

MELANIA P. CARTAGENA  
 TYPE OR PRINT NAME OF OFFICER TAKING ACKNOWLEDGMENT

tary expiration date: 12/24/16

\*Notary Seal\*

**MELANIA P. CARTAGENA**  
 Notary Public, State of New York  
 No. 01CA6273995  
 Qualified in Westchester County  
 Commission Expires December 24, 2018

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its Manager and its corporate seal to be affixed, attested by its Consel the day and year above written

Signed, Sealed and Delivered in Our Presence:

Michael Podolsky  
WITNESS SIGNATURE

Michael Podolsky  
TYPE OR PRINT WITNESS' NAME

St  
WITNESS SIGNATURE

Stewart Wolf  
TYPE OR PRINT WITNESS' NAME

Attest: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

HOMOSASSA REALTY LLC

By: \_\_\_\_\_

Name: Joshua Goldberg

Title: Manager

STATE OF NEW YORK

COUNTY OF WESTCHESTER

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2015, by Joshua Goldberg, Manager, of HOMOSASSA REALTY LLC as a duly authorized act for and on behalf of said Delaware limited liability company. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Melania P. Cartagena  
Notary Public, State of New York

MELANIA P. CARTAGENA  
TYPE OR PRINT NAME OF OFFICER TAKING ACKNOWLEDGMENT

Notary expiration date: 12/24/16

\*Notary Seal\*

MELANIA P. CARTAGENA  
Notary Public, State of New York  
No. 01CA6273995  
Qualified in Westchester County  
Commission Expires December 24, 2016

EXHIBIT A  
LEGAL DESCRIPTION

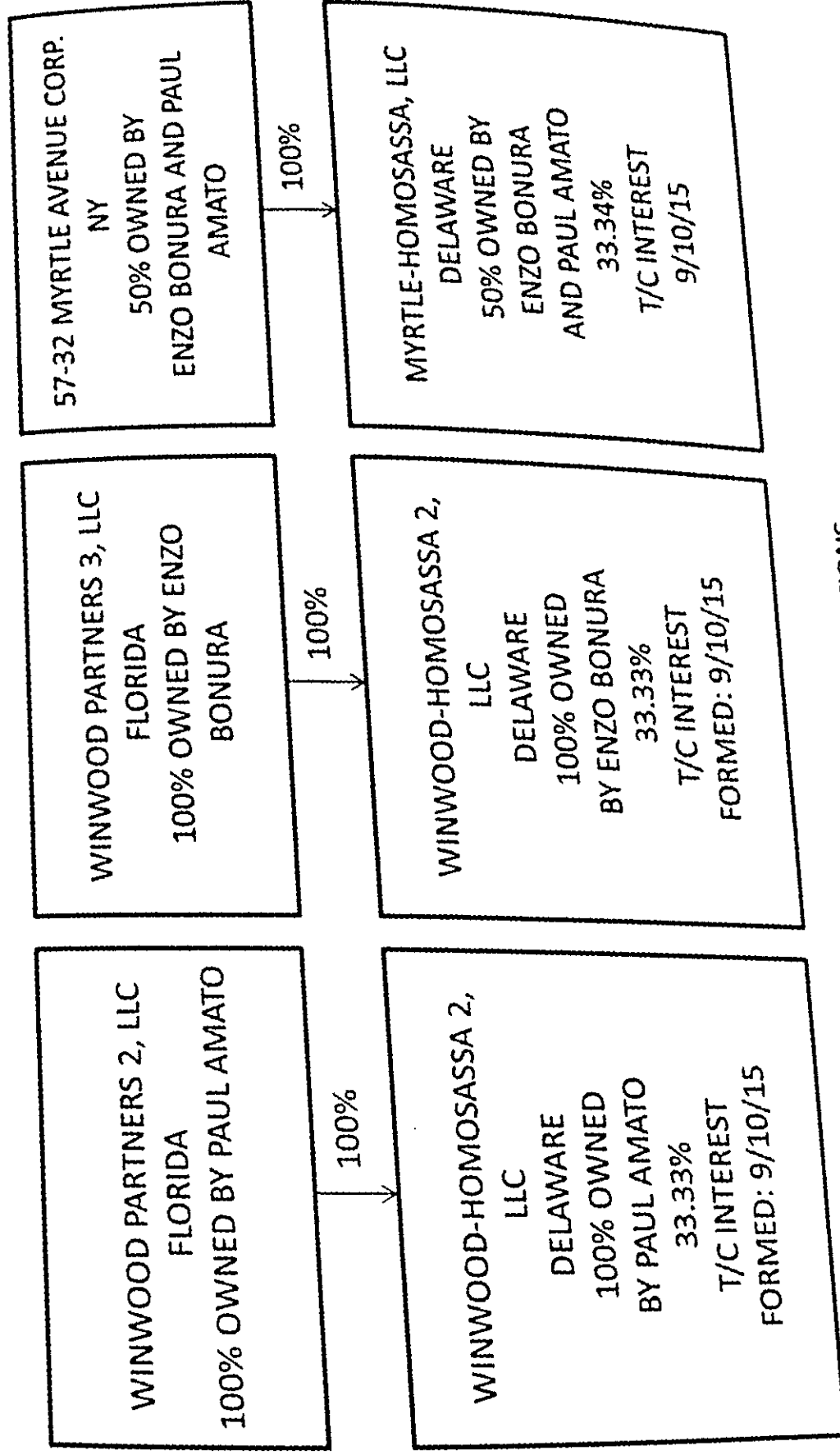
*EXHIBIT "A"*  
Legal Description

Lots 1 through 19, Block 23, PLAT OF UNIT NO. 1 OF HOMOSASSA, as recorded in Plat Book 1, Page 43, of the public records of Citrus County, Florida, together with the vacated alleys in said Block 23, as vacated by Resolution recorded in Minute Book 13, Page 118, of said public records, and LESS and EXCEPT any portion of said lots lying within 60 feet of the centerline of U.S. Highway 19. Said Parcel also being described as follows:

Commencing at the Northwest corner of Block 23, PLAT OF UNIT NO. 1 OF HOMOSASSA, as recorded in Plat Book 1, Page 43, of the public records of Citrus County, Florida; said point lying on the Southerly right-of-way line of Aqueduct St. (Seventh St. per plat); thence along said South right-of-way line and the North boundary of said Block 23, North 89°18'24" East, 9.99 feet to the Point of Beginning of the herein described Parcel; thence continue along said South right-of-way line and North boundary, North 89°26'35" East, 250.15 feet to a point on the North boundary of said Block 23; thence South 43°56'31" East, 14.15 feet to a point on the West right-of-way line of Pittsburgh Ave. (Pennsylvania Ave. per plat), said point also lying on the East boundary of said Block 23; thence along said West right-of-way line and East boundary, South 00°30'41" East, 224.72 feet to a point on the East boundary of said Block 23; thence South 44°33'20" West, 14.09 feet to a point on the North right-of-way line of Grover Cleveland Blvd., said point also lying on the South boundary of said Block 23; thence along said North right-of-way line and said South boundary, South 89°32'27" West, 250.33 feet to a point on the South boundary of said Block 23; thence North 45°26'01" West, 14.14 feet to a point on the East right-of-way line of U.S. 19 (Broadway Ave. per plat), said point also lying on the West boundary of said Block 23; thence along said East right-of-way line and said West boundary, North 00°24'30" West, 224.45 feet to a point on the West boundary of said Block 23; thence North 44°19'22" East, 14.19 feet to the Point of Beginning.

**EXHIBIT B**  
**Organizational Chart**

# ORG. CHART



EIN's PENDING APPLCATIONS



**EXHIBIT C****LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

<b><u>Name</u></b>	<b><u>Amount</u></b>	<b><u>Nature of Debt/Obligation</u></b>
<b>Janice A. Warren CFC Citrus County Tax Collector 210 N. Apopka Ave., Suite 100 Inverness, FL 34450</b>	<b>\$50,000</b>	<b>Ad Valorem Taxes</b>

**EXHIBIT D****ASSETS AND LIABILITIES****Assets:**

Real Property: \$3,000,000 (Debtor's principal's estimate of value)

Bank Account \$ 46,962

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**Total:** \$3,046,962

**Liabilities:**

**Secured**  
Mortgage \$2,500,000

**Unsecured**  
  
Other Creditors \$50,000

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**Total:** \$2,550,000

**Net: \$496,962**

**EXHIBIT E****SCHEDULE OF ANTICIPATED CASH RECEIPTS AND DISBURSEMENTS FOR THE  
THIRTY DAY PERIOD FOLLOWING FILING OF THE CHAPTER 11 PETITION**

<b>Income</b>	<b>\$ 0</b>
<b>Expenses</b>	
Mortgage	\$ 16,500
Operating costs	\$ <u>1,500</u>
<b>Total</b>	<b>\$ 18,000</b>

**EXHIBIT F**  
**INSURANCE**

<b>Name of Insurance Co.</b>	<b>Policy Period</b>	<b>Type of Insurance</b>
Grand Insurance Agency	1/17/2024 to 1/17/2025	General Liability and Property

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
03/28/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Grand Insurance Agency 7119 80th St Ste 8313 Glendale NY 11385-7733		<b>CONTACT</b> NAME: Gary Lombardo PHONE (A/C, No, Ext): (718) 205-1711 E-MAIL: Gary@Grand-Ins.com ADDRESS:		<b>FAX</b> (A/C, No): (646) 619-4770
<b>INSURED</b>		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
Myrtle-Homosassa LLC, Winwood-Homosassa 2 LLC, Winwood-Homosassa 3 LLC 957 LORRAINE DRIVE FRANKLIN SQUARE NY 11010		INSURER A : US Liability Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :		

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>	Y		GL1232231	01/17/2024	01/17/2025	EACH OCCURRENCE	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						\$ 1,000,000	
	<input checked="" type="checkbox"/> Deductible = 0						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input checked="" type="checkbox"/> Terrorism Included						MED EXP (Any one person)	\$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$ Included
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY							\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$
	<b>EXCESS LIAB</b>						AGGREGATE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE							\$
	DED RETENTION \$						PER STATUTE	OTH-ER
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						E.L. EACH ACCIDENT	\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. DISEASE - EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Property Address: CVS Homosassa, 3959 S. Suncoast Blvd, Homosassa, FL 34448.

**CERTIFICATE HOLDER****CANCELLATION**

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Vlora Osmanovic</i>

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# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
03/28/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

<b>PRODUCER NAME, CONTACT PERSON AND ADDRESS</b> Grand Insurance Agency Vlora Osmanovic 7119 80th St Ste 8313 Glendale NY 11385-7733		<b>PHONE (A/C, No, Ext):</b> (718) 205-1711	<b>COMPANY NAME AND ADDRESS</b> Century Surety Insurance Co.	<b>NAIC NO:</b>
<b>FAX (A/C, No):</b> (646) 619-4770	<b>E-MAIL ADDRESS:</b> Vlora@Grand-Ins.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
<b>CODE:</b>	<b>SUB CODE:</b>	<b>POLICY TYPE</b> Commercial Package		
<b>AGENCY CUSTOMER ID #:</b> 102307423		<b>LOAN NUMBER</b> 030310222	<b>POLICY NUMBER</b> CCP1180029	
<b>NAMED INSURED AND ADDRESS</b> Myrtle-Homosassa LLC, Winwood-Homosassa 2 LLC, Winwood-Homosassa 3 LLC 968 Lorraine Dr, Franklin Square NY 11010-1813		<b>EFFECTIVE DATE</b> 01/18/2024	<b>EXPIRATION DATE</b> 01/18/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
<b>ADDITIONAL NAMED INSURED(S)</b>		<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>		

**PROPERTY INFORMATION (ACORD 101 may be attached if more space is required)** ☐ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

<b>LOCATION / DESCRIPTION</b> CVS Homosassa 3959 S. Suncoast Blvd Homosassa FL 34448	Building Coverage provide on a contingent basis.
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.	

<b>COVERAGE INFORMATION</b>		<b>PERILS INSURED</b>	<input type="checkbox"/> BASIC	<input type="checkbox"/> BROAD	<input checked="" type="checkbox"/> SPECIAL	<input type="checkbox"/>
<b>COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE:</b> \$ 1,900,000		<b>DED:</b> 25,000				
	<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: <input checked="" type="checkbox"/> Actual Loss Sustained; # of months: 12			
<b>BLANKET COVERAGE</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, indicate value(s) reported on property identified above: \$			
<b>TERRORISM COVERAGE</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Attach Disclosure Notice / DEC			
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				
IS DOMESTIC TERRORISM EXCLUDED?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				
<b>LIMITED FUNGUS COVERAGE</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
<b>FUNGUS EXCLUSION (If "YES", specify organization's form used)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				
<b>REPLACEMENT COST</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				
<b>AGREED VALUE</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				
<b>COINSURANCE</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, %			
<b>EQUIPMENT BREAKDOWN (If Applicable)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
<b>ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
- Demolition Costs		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
- Incr. Cost of Construction		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
<b>EARTH MOVEMENT (If Applicable)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
<b>FLOOD (If Applicable)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: DED:			
<b>WIND / HAIL INCL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: 1,900,000 DED: 25,000			
<b>NAMED STORM INCL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	If YES, LIMIT: 1,900,000 DED: 25,000			
<b>PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A				

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

<input checked="" type="checkbox"/> CONTRACT OF SALE <input checked="" type="checkbox"/> MORTGAGEE	<input checked="" type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE	<b>LENDER SERVICING AGENT NAME AND ADDRESS</b>
<b>NAME AND ADDRESS</b>		<b>AUTHORIZED REPRESENTATIVE</b> <i>Vlora Osmanovic</i>

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**EXHIBIT G**  
**BANK ACCOUNTS**

Prior to filing the Debtor has one bank account with JP Morgan Chase Bank, N.A. Account number XXXXXXXXXXXX6033 Upon establishment of the Debtor in Possession Account, this account will be closed.